166.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,900 / 997,900
					USE VALUE:	997,900 / 997,900
					ASSESSED:	997,900 / 997,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POPKIN LOUISE B	
Owner 2:		
Owner 3:		
Street 1:	9 CLIFF ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,073 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3104 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4073.000	618,000	400	379,500	997,900
Total Card	0.094	618,000	400	379,500	997,900
Total Parcel	0.094	618,000	400	379,500	997,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.54 | /Parcel: 321.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	617,900	400	4,073.	379,500	997,800	997,800	Year End Roll	12/18/2019
2019	104	FV	477,200	400	4,073.	379,500	857,100	857,100	Year End Roll	1/3/2019
2018	104	FV	477,200	400	4,073.	336,200	813,800	813,800	Year End Roll	12/20/2017
2017	104	FV	448,700	400	4,073.	281,900	731,000	731,000	Year End Roll	1/3/2017
2016	104	FV	448,700	400	4,073.	281,900	731,000	731,000	Year End	1/4/2016
2015	104	FV	401,800	400	4,073.	244,000	646,200	646,200	Year End Roll	12/11/2014
2014	104	FV	401,800	400	4,073.	235,900	638,100	638,100	Year End Roll	12/16/2013
2013	104	FV	417,400	400	4,073.	224,500	642,300	642,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14080-497		9/1/1980		91,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/1996	160	Manual	10,000					REPLACE CEILINGS/B
11/6/1995	644		9,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
10/30/2008	Meas/Inspect	189	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4073		Sq. Ft.	Site		0	70.	1.33	8									379,533						379,500	

Total AC/HA: 0.09350 | Total SF/SM: 4073 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 379,533 | Spl Credit | Total: 379,500

User Acct

110034

GIS Ref

GIS Ref

Insp Date

07/19/18

!12870!

PRINT

Date	Time
12/11/20	02:54:02

LAST REV

Date	Time
08/15/18	09:17:34

mmcmakin

PAT ACCT. 12870

USER DEFINED

Prior Id # 1:	110034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02607441
Const Adj.:	1.00989902
Adj $ / SQ:	176.159
Other Features:	157500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	839699
Depreciation:	221680
Depreciated Total:	618018

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

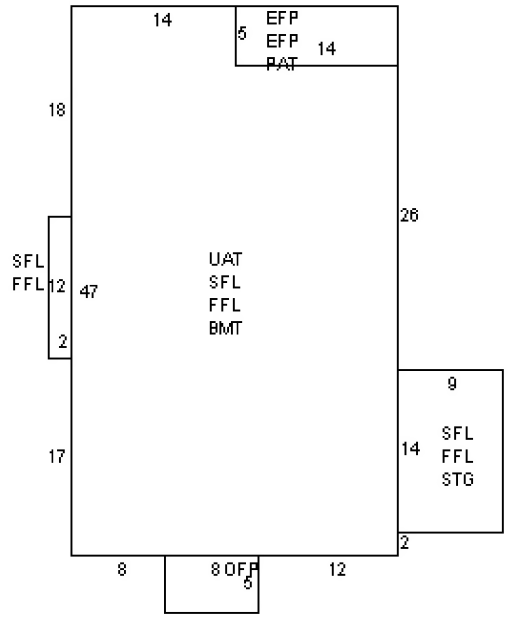
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.78
Special Features:	0	Val/Su Net:	130.77
Final Total:	618000	Val/Su SzAd	221.35

SKETCH



SUB AREA

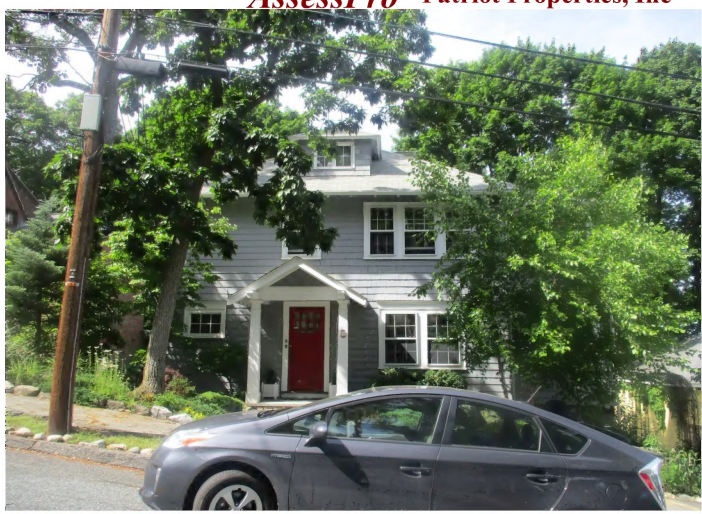
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,396	176.160	245,918
SFL	Second Floor	1,396	176.160	245,918
BMT	Basement	1,246	52.850	65,848
UAT	Upper Attic	312	123.310	38,412
EFP	Enclos Porch	140	47.130	6,599
STG	Storage	126	7.660	965
PAT	Patio	70	6.060	424
OFP	Open Porch	40	44.440	1,777
	Net Sketched Area:	4,726	Total:	605,861
Size Ad	2792	Gross Are	5660	FinArea 3104

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1960	5.38	T	40.8	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400